

MEMORANDUM

May 18, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL S-16  
WASHINGTON PARK URBAN RENEWAL AREA R-24

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SUMMARY: This memo requests that the Authority designate Birch Haven Nursing Home as the redeveloper of Disposition Parcel S-16.

Disposition Parcel S-16 is a fringe parcel consisting of approximately 4,000 square feet located at 181 Harold Street.

The Birch Haven Nursing Home of 123 Crawford Street has expressed a desire to develop this vacant parcel, which abuts the rear lot line of its property, for patient open space and needed landscaping and parking. The Nursing Home desires to commence construction as soon as possible and it has indicated that the plans for the landscaping and parking on this small parcel will be submitted to our Design Review staff prior to commencement of any improvements.

The proposed redeveloper is presently engaged in the rehabilitation of this 46-bed home which continues its qualification for assistance from Federal medical programs. It is felt that the inclusion of the abutting parcel would complement their efforts and is in accordance with Authority policy.

The Birch Haven Nursing Home has submitted the required documentation and it appears financially capable of purchasing this fringe parcel. In a separate memorandum, the Authority is being asked to approve a minimum disposition price of \$150 for this parcel.

It is recommended that the Authority adopt the attached resolution designating Birch Haven Nursing Home as redeveloper of Disposition Parcel S-16.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCEL S-16  
IN THE WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Birch Haven Nursing Home of 123 Crawford Street has expressed a desire to purchase said Disposition Parcel S-16 for the purpose of providing landscaped patient open space area and needed off-street parking;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Birch Haven Nursing Home be and hereby is designated as redeveloper of Disposition Parcel S-16 subject to:

- (a) Concurrence in the proposed disposal transaction by Department of Housing and Urban Development.
- (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Birch Haven Nursing Home possesses the qualifications and financial resources to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.



4. That the Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcel S-16 between the Authority as Seller and Birch Haven Nursing Home as Buyer in consideration of a purchase price of One Hundred Fifty (\$150.00) Dollars (subject to HUD concurrence) and the Buyer's Agreement to commence the development of the parcel for parking purposes within thirty (30) days of the date of conveyance and completion within one hundred eighty (180) days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority;

That the Development Administrator is further authorized to execute and deliver a deed conveying said property pursuant to such Disposition Agreement after such time as evidence of financing has been received; and that the execution by the Development Administrator of such agreement and deed to which a Certificate of this vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

